

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Downey

State: CA

PJ's Total HOME Allocation Received: \$8,625,135

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	78.91 %	90.22 %	84	90.66 %	8	5	
% of Funds Disbursed	71.87 %	80.19 %	74	81.06 %	16	13	
Leveraging Ratio for Rental Activities	2.78	5.73	56	4.62	40	35	
% of Completed Rental Disbursements to All Rental Commitments***	43.26 %	72.76 %	73	81.27 %	6	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	24.84 %	60.11 %	78	68.23 %	6	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	78.04 %	42	79.86 %	44	49	
% of 0-30% AMI Renters to All Renters***	16.67 %	41.03 %	74	44.82 %	12	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.67 %	92.04 %	65	94.65 %	21	20	
Overall Ranking:			In State:	79 / 92	Nationally:	11 7	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,049	\$32,339		\$25,419	12 Units	6.20 %	
Homebuyer Unit	\$31,271	\$19,480		\$14,530	31 Units	16.10 %	
Homeowner-Rehab Unit	\$29,979	\$26,371		\$20,251	150 Units	77.70 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Downey CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$50,776	\$157,998	\$29,728
\$125,042	\$108,908	\$27,200
\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	83.3	38.7	56.0	0.0
Black/African American:	8.3	0.0	0.7	0.0
Asian:	0.0	0.0	2.7	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	8.3	61.3	40.0	0.0
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HOUSEHOLD SIZE:

1 Person:	41.7	12.9	40.7	0.0
2 Persons:	50.0	12.9	34.7	0.0
3 Persons:	8.3	16.1	6.0	0.0
4 Persons:	0.0	29.0	8.7	0.0
5 Persons:	0.0	16.1	6.0	0.0
6 Persons:	0.0	9.7	4.0	0.0
7 Persons:	0.0	3.2	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.7	16.1	10.7	0.0
Elderly:	8.3	0.0	56.0	0.0
Related/Single Parent:	25.0	16.1	10.0	0.0
Related/Two Parent:	0.0	64.5	20.7	0.0
Other:	25.0	3.2	2.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

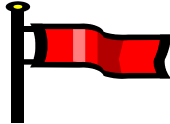
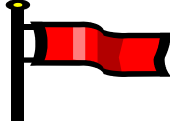
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Downey State: CA Group Rank: 11
(Percentile)
State Rank: 79 / 92 PJs Overall Rank: 7
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	43.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	24.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	91.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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